

Single Family Residence **RESIDENTIAL**

256 ROUTE 2

PRESTON, CT 06365

\$324,907 TopHap Estimate · \$259 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,253 ft²

LIVING AREA

2.64 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$325K

\$302K low

\$348K high

Last Sale

\$320,000 · Apr 9, 2026

Est. Owner Equity

\$14,507

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$3,728 (2024)
Assessed Value	\$148,470
Assessor Market Value	\$103,929

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	SOUTHEASTERN CONNECTICUT
Lot (acres)	2.64
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Detached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2026	Resale	Warranty Deed	\$320,000	\$255	\$310K
Jan 8, 2026	Quitclaim	Quit Claim Transfer			
Feb 9, 2018	Resale	Trustees Deed	\$160,000	\$128	
Feb 9, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Preston Plains Middle School	Middle	6–8	1.7 mi
Preston Veterans' Memorial School	Elementary	PK–5	3.1 mi
Ledyard High School	High	9–12	3.9 mi

District: Preston School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 06365

30 CRIME INDEX	109 AIR POLLUTION	4,841 POPULATION	\$104K MEDIAN IN-COME	50°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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